

July 1, 1986.

Mr. Samuel L. McSorley  
RR 2, Box 400  
Chestertown, Md.

Dear Mr. McSorley;

In July 1985 I met Mrs. McSorley at Tolchester Estates to survey Lots 7 & 8, Plat 3. She had a copy of Plat 3 from which I took the necessary data, and I proceeded with the survey. I do not know whether this particular plat is filed in the Land Records of Kent County. Other plats of this subdivision are rather informally stored in a large tube in the court house. I do not recall ever having seen this particular plat.

Mrs. McSorley pointed out a pipe at the corner of Bayview and Utah (marked "A" on my sketch) and said that she thought that there was a marker at the corner of Lots 4 & 5 ("B"). I ran a traverse, shown as points A1-A5 on my sketch, and located pipes at A and B. The computed distance between these two points was 599.81' (600' on the plat). I projected this line another 200' to "C" and along the chord of the curve to "D" where I found large buried pipes at both points. Using these points, I located an old concrete monument at point "E". All of these markers checked out amazingly well.

The plat that you sent me showing the frontage of Lot 6 as being 88.3' surprises me. I am confident that the markers at C,D,&E are original markers. If the shortened frontage of Lot 6 is the correct one, points A and B would have to be moved northeast 11.7'; and that is certainly not what is being recognized in the field.

The plat showing the shortened frontage is a composite plat. I have a copy of a Tolchester Estates plat showing no lots northeast of Utah, and this plat has the same date and exactly the same revision data. Furthermore, the plat that you sent has no bearings or curve data necessary to reproduce the lots in question. The one furnished by Mrs. McSorley did.

I was not aware of the discrepancy at the time of my survey of Lots 7 & 8. If I had known about it, however, I would have done exactly the same as I did. I cannot explain the figure of 88.3', but all evidence indicates that it is incorrect. In my opinion, further surveying is unwarranted.

Sincerely yours,

DESCRIPTION OF LOTS 7~~8~~

DESCRIPTION OF LOTS 7 & 8, PLAT 3, TOLCHESTER ESTATES, SIXTH DISTRICT,  
KENT COUNTY, MD.

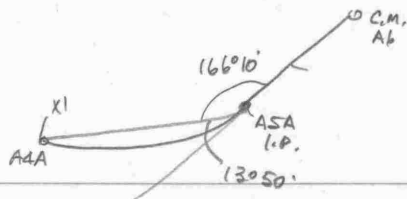
Beginning for the same ~~at the northwest corner of Lot 6 as shown on Plat 3, Tolchester Estates; and running, thence, by and with said Lot 6 N 54 55 W - 126.26' to an iron pipe and N 54 55 W - 4' more or less to the edge of the bank on the shore of the Chesapeake Bay; thence, by and with said edge of bank in a northeasterly direction 192' more or less to other lands of Tolchester Estates; thence, by and with other lands of Tolchester Estates S 54 55 E - 4' more or less to an iron pipe and S 54 55 E - 68.46' to a concrete marker on the northwest side of Bayview Drive; thence, by and with the northwest side of said road S 07 25 W - 100.00' to an iron pipe and along an arc the radius of which is 220' and the chord of which is S 21 15 W - 105.20' to the place of beginning.~~ at the northwest side of Bayview Drive (60' wide), said point being the southernmost corner of the herein described lands and the easternmost corner of Lot 6 as shown on Plat 3, Tolchester Estates; and running, thence, by and with said Lot 6 N 54 55 W - 126.26' to an iron pipe and N 54 55 W - 4' more or less to the edge of the bank on the shore of the Chesapeake Bay; thence, by and with said edge of bank in a northeasterly direction 192' more or less to other lands of Tolchester Estates; thence, by and with other lands of Tolchester Estates S 54 55 E - 4' more or less to an iron pipe and S 54 55 E - 68.46' to a concrete marker on the northwest side of Bayview Drive; thence, by and with the northwest side of said road S 07 25 W - 100.00' to an iron pipe and along an arc the radius of which is 220' and the chord of which is S 21 15 W - 105.20' to the place of beginning. Containing in all 0.48 acres of land, more or less

August 9, 1985.

William R. Nuttle.

$$\Delta = 27^{\circ}40'$$

$$\frac{\Delta}{2} = 13^{\circ}50'$$



$$\begin{array}{r} 54 \ 55 \\ 67 \ 25 \\ \hline 62 \ 20 \end{array}$$

$$\begin{array}{r} 179 \ 60 \\ 62 \ 20 \\ \hline 117 \ 40 \end{array}$$

$$\begin{array}{r} 34 \ 65 \\ 13 \ 50 \\ \hline 21 \ 15 \\ 54 \ 55 \\ \hline 76 \ 10 \end{array}$$

Nov. 5, 1986

Bob Strong's secretary called  
ordered survey of property in  
Tolchester Estates adjacent to  
McSorley.

150

Sherry Williams

McSorley - revetment  
Hill & Associates

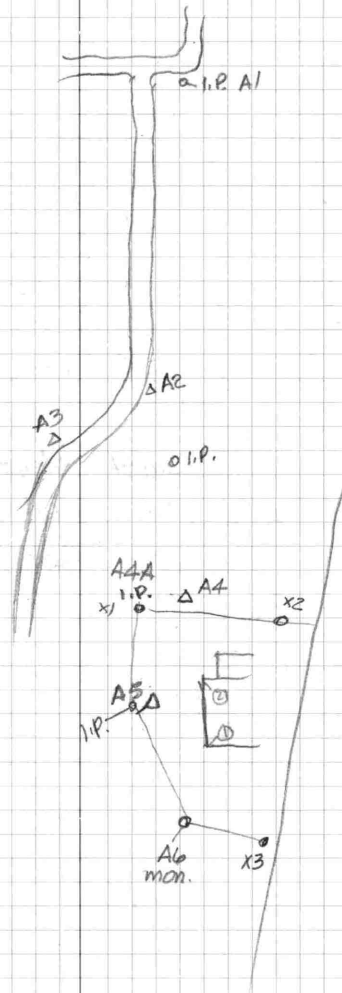
desig. - 12'

778-4343

Edward Mendinball  
Lots 7 & 8, Plat 3  
Tolchester Estates

July 31, 1985.

71.05  
2.59  
68.46



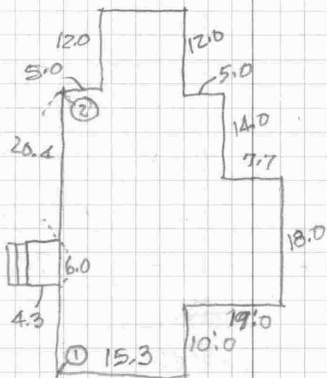
TELEPHONE

NO. 448

A2	I.P. A1	A1	0°	512.14	0°
		A3	L135°22	89.84	0°20
		"	L270°44'	—	
		I.P.	R166°31'30"	89.78 89.80	01°10'
A3	A2	A4	R107°32	240.46	0°
		"	R215°04'	—	
A4	A3	A5	L157°06'	112.89 112.91	01°05'
		"	L314°12'30"	—	
		A4A I.P.	L87°53'	23.76	
A5	A4	cor ①	R99°45'	48.50	
		" ②	R53°10'	56.75	
		ASA I.P.	L68°46'	2.44	
				105.51	
A5A	A4A	A4A con. marker A6	0°	105.53 99.96	01°10'
			R166°17'30"	100.00	01°35'
A5A	A6	X1	L166°10'	105.20	
X1	A5A	X2	L76°10'	126.26	4'± to top bank
A6	A5A	X3	R117°40'	68.46	4'± " " "
		I.P.'s set at	X1, X2, & X3		



A2	<sup>I.P.</sup> A1	A1	0°	512.14	0°
		A3	L135°22'	89.84	0°20'
		"	L270°44'	—	
		I.P.	R166°31'35"	<sup>89.78</sup> 89.80	01°10'
A3	A2	A4	R107°32'	240.46	0°
		"	R215°04'	—	
A4	A3	A5	L157°06'	<sup>112.89</sup> 112.91	01°05'
		"	L314°12'35"	—	
		<del>X1</del>	<del>L88°40'54"</del>	<del>23.76</del>	
		A4A I.P.	L87°53'	23.76	
A5	A4	Cor ①	R99°45'	48.50	
		Cor ②	R53°10'	56.75	
		<del>X2</del>	<del>L68°46'14"</del>	<del>2.36</del>	
		A5A I.P.	L68°46'	2.44	
A5A	A4A	X1A	0	105.20	line adjusted also
		X3	R166°10'	100 105.51	
		A4A	0°	105.53	01°10'
		A6 mon.	R166°11'30"	<sup>99.96</sup> 100.00 127.29	01°35'
X1A	A5A	X1B	L68°52'30"	127.31	0°55'
X1B	X1A	X1C	R82°42'30"	16.16	4' 4b.
A6	A5A	<del>R-1A set</del>	<del>R103°50'</del>	<sup>73.61 @ 02°00'</sup> <del>2.52</del>	<sup>5' to</sup> + b.
		"	R117°40'		

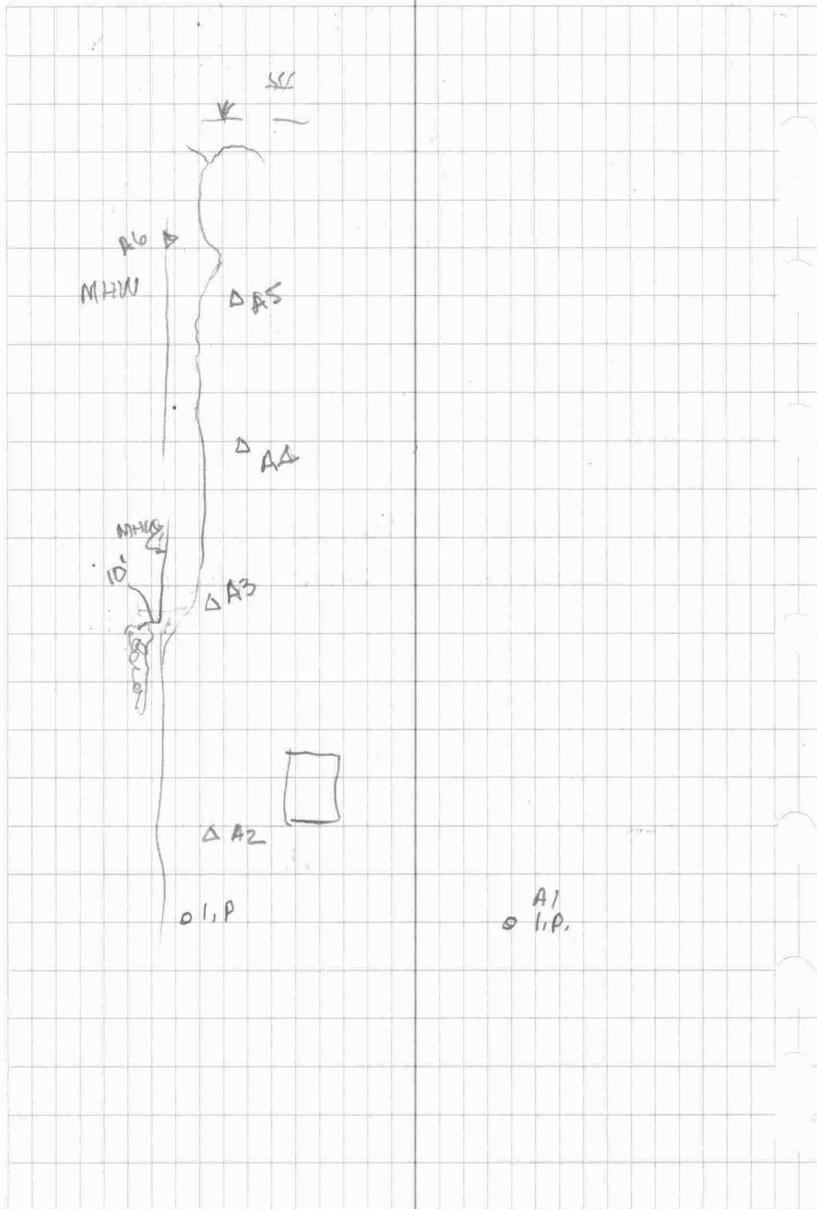


RTEDME

NO. 448

Dolly McSorley  
Location of shore line

June 23, 2003



NATIONAL PRINTFAST

NO. 446

A2	I.P. A1	A1	0°	120.40	
		A3	L103°29'20"	198.09	
		I.P.	R99°46'50"	23.86	
A3	A2	A4	R177°19'20"	200.54	
		t.b.	R90°	4'	
		"	R116°39'	66	
		end of wrap n+100	R57°39'	63	5A 31°25'
A4	A3	A5	R176°02'10"	222.62	
		t.b.	R90°	10'	
		t.b.	L0°16'	121	L90°6'
		"	R05°43'26"	72	L90°-7'
A5	A4	A6	R150°13'	63.16	
		t.b.	-0°13'	76	L90-12'
		"	R0°17'	34	L90-9'
		"	R90	16	
A6	A5	MHW line	R32°05'40"	—	
		"	L142°38'20"	—	
		t.b.	L138°53'	81	
		"	L135°39'	57	
		"	L28°33'	10	



# Miller Pipeline Corp.

Products and Services Division

FROM:

6/28/86

TO:

Dear Bill,

The engineering people who are designing our bulkhead in front of Mrs M's lots 5 and 6 1-A - insist we have the lots surveyed - and we hope you'll do it for us.

Somewhere they found that the easterly boundary of Lot #6 is 88.3 ft. We then found the enclosed plot which does show this - though earlier ones showed 100.'

Thanks. Sam M. M. M.  
778-4343

**CHESAPEAKE  
BAY**



LOTS 7 & 8, PLAT 3  
**TOLCHESTER ESTATES**  
 6<sup>TH</sup> DISTRICT, KENT COUNTY, MD.  
 Scale 1" = 40' July 1985.  
 William R. Nuttle, Reg. Surveyor  
 Chestertown, Md.

I.P. = iron pipe

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.





**CHESAPEAKE BAY**

Metcalfe survey  
lines - 1949

MHW & top of bank  
June 2003

**MENDINHALL LAKE**

MHW & top of bank traced  
from Plat 3, Tolchester Estates.

end of  
riprap



**PLAT SHOWING SHORE LINE  
TOLCHESTER ESTATES**

Scale 1"=100' June 2003.

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.

